

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 06, 2016** at the Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5500 as early as possible in order for the Town to accommodate.

Dated: 08/26/2016  
Islip, New York

**James H. Bowers, Chairman**  
Zoning Board of Appeals

- 6:30 P.M. (615-16) JAMES and MELISSA BRITZ** - to renew permit for two family, family use only, Res. AA District, north side of Marseille Path (#515), 388.59 feet west of Lincoln Avenue, Sayville, NY (0500-281.00-03.00-016.007)
- 6:30 P.M. (616-16) CINDY WESTWATER** - to renew permit for two family, family use only, Res. B District, southwest corner of Ford Street (#216) and Coates Avenue, Holbrook, NY (0500-175.00-01.00-006.000)
- 6:30 P.M. (617-16) CESAR FERNANDEZ and GLENDA CLARIVEL FERNANDEZ** - permission to leave shed having rear yard of 1.2 feet instead of required 4 feet, Res. B District, west side of Redmond Avenue (#26), 200 feet south of Edwin Street, Bay Shore, NY (0500-342.00-01.00-072.000)
- 6:30 P.M. (618-16) EDUARDO AND GORETE FERREIRA** - permission to leave above ground pool having rear yard of 13.1 feet instead of required 14 feet, Res. A District, west side of Wyandanch Road (#292), 448.32 feet north of Versa Place, Sayville, NY (0500-282.00-04.00-021.000)
- 6:30 P.M. (619-16) CHRISTOPHER and KARI-AN CARUSO** - permission to leave retaining wall having side yard of 0.2 feet instead of required 4 feet, Res. AA District, east side of Fulham Lane (#65), 529.54 feet south of Maria Court, Holbrook, NY (0500-153.00-01.00-035.044)
- 6:30 P.M. (620-16) ROBERT and GLORIA JONES** - permission to alter roof line and extend second story having side yard of 18.6 feet instead of required 25 feet, Res. AA District, east side of Edgewood Avenue (#285), 768 feet south of Oakton Avenue, Oakdale, NY (0500-403.00-01.00-004.001)
- 6:30 P.M. (621-16) NANCY and JAMES SMITH** - permission to leave screened porch having floor area ratio of 30.5% instead of permitted 25% and to leave shed having rear yard of 0.9 feet instead of required 4 feet, Res. B District, south side of Madison Avenue (#1532), 90 feet east of Hancock Road, West Islip, NY (0500-388.00-01.00-002.000)
- 6:30 P.M. (622-16) PETER FAZEKAS and VICTORIA DAMANT** - permission to erect one story addition (12' x 24') leaving side yard of 10.3 feet instead of required 18 feet, Res. AA District, east side of Morgan Lane (#10), 273.02 feet south of Middle Road, Bayport, NY (0500-385.00-06.00-009.003)

**6:30 P.M. (623-16) DOUGLAS GERTZEN** - permission to leave one story addition (9.8' x 20.1') having front yard of 30.1 feet instead of required 40 feet and side yard of 11.1 feet instead of required 14 feet and to leave shed having side yard of 1.4 feet instead of required 4 feet, Res. A District, south side of Brook Street (#202), 63.67 feet east of Tulip Avenue, Oakdale, NY (0500-380.00-01.00-070.000)

**6:30 P.M. (624-16) LUZ VELASQUES and JORGE VILLEGAS** - permission to leave shed having rear yard of 1.1 feet instead of required 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Noble Street (#59), 141.35 feet east of Broadway Avenue, Brentwood, NY (0500-185.00-02.00-024.000)

**Adjourned from August 2, 2016**

**6:30 P.M. (544-16) BRUCE and CRESCIENZA GLADLE** - permission to leave second story entrance platform and stairs to detached garage having side yard of 3 feet instead of required 18 feet and to leave shed having side yard of 3 feet instead of required 4 feet, Res. AA District, north side of Evergreen Avenue (#277), 1,262.88 feet east of Joshua's Path, Central Islip, NY (0500-097.00-03.00-103.000)

**Adjourned from August 30, 2016**

**7:00 P.M. (611-16) KPR ASSOCIATES LLC** - an appeal is requested from the building inspector's issuance of a demolition permit to Kings and Queens Transload LLC for the "Demo (of) Concrete Walls" at 80 Emjay Blvd., Brentwood, NY issued on June 1, 2016, , west side of Emjay Boulevard (#80), 1,409 feet south of westerly terminus of Clark Street, Brentwood, NY (0500-134.00-02.00-003.000)

**7:00 P.M. (625-16) ELEGANT ESTATES & HOMES, INC.** - permission to leave dwelling and to erect 5 additional dwellings each having floor area ratio of 25% instead of permitted 15%, pursuant to TC#4729, Res. AA District, north side of Terry Road, 400.5 feet west of Pia Court, Hauppauge, NY (0500-018.00-01.00-002.001 through 002.006)

**7:00 P.M. (564-16) RICHARD and LORETTA RODRIGUES** - permission to leave inground pool having side yard of 14.9 feet instead of required 18 feet and front yard (through lot) of 21.7 feet instead of required 40 feet, to leave pool deck having front yard of 16 feet, hot tub having front yard of 14.7 feet, and pond having front yard of 23 feet instead of required 40 feet each, to leave shed having side yard of 3.1 feet instead of required 4 feet and front yard of 7 feet instead of required 60 feet, and to leave 6 foot fence on property line not having required setback of 15 feet, Res. AA District, west side of Dorothy Lane (#23), 966.36 feet south of Fulham Lane (through lot to Broadway Avenue), Holbrook, NY (0500-153.00-01.00-035.031)

**7:00 P.M. (626-16) MICHAEL STRECKER** - permission to erect one story addition (16.25' x 38.88' Irrg.) leaving side yard of 16.6 feet instead of required 18 feet and to leave shed having side yard of 1.5 feet, rear yard of 2.4 feet instead of required 4 feet each, Res. AA District, east side of Lincoln Drive (#179), 106.97 feet south of Bridle Road, Oakdale, NY (0500-377.00-02.00-039.000)

**7:00 P.M. (627-16) JUAN MARCA** - permission to leave one story addition (20' x 24.1') having side yard of 5.1 feet instead of required 14 feet, total side yards of 21.7 feet instead of required 28 feet and to leave roofed entrance having side yard of 12.2 feet instead required 14 feet, all having floor area ratio of 27.06% instead of permitted 25%, Res. B District, north side of 2nd Place (#5), 223.37 feet east of 2nd Avenue, Bay Shore, NY (0500-367.00-02.00-005.000)

**Adjourned from August 16, 2016**

**7:30 P.M. (567-16) SUSAN VOORHEES** - permission to erect one story addition and second story addition (13.8' x 14.3') leaving side yard of 4.8 feet instead of required 14 feet and floor area ratio of 27% instead of permitted 25%, Res. B District, west side of Bay Way Avenue (#43), 175 feet north of Neptune Court, Bay Shore, NY (0500-459.00-01.00-054.000)

**Adjourned from December 8, 2015 & February 2, 2016**

**7:30 P.M. (871-15) DONALD, JR. and DOLORES WELCH** - permission to leave one story addition having rear yard of 24.8 feet instead of required 25 feet, and to leave 6 foot fence on property line not having required setback of 10 feet, Res. AA District, northwest corner of Pine Avenue (#1520) and Madison Street, Bohemia, NY (0500-171.00-01.00-012.000)

**7:30 P.M. (628-16) THOMAS & ANNETTE WEIR** - permission to erect one story addition (44.6' x 48.6' Irrg.) leaving rear yard of 17.33 feet instead of required 25 feet, Res. A District, south side of Bay 2nd Street (#10), 240 feet east of South Bay Avenue, Islip, NY (0500-397.00-02.00-051.000)

**7:30 P.M. (629-16) SUSAN DIAMOND** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Garden Court (#45), 883.93 feet south of Johnson Avenue, Ronkonkoma, NY (0500-083.00-01.00-034.000)

**Adjourned from August 16, 2016**

**8:00 P.M. (572-16) MR. CASH BUYER NEW YORK, INC.** - permission to place 265.9 cubic yards of clean fill in the flood plain without the required compensating excavation, pursuant to 68-442 (A)3(C), Res. AAA District, west side of Bellevue Road (#0), 613 feet south of Cross Road, Oakdale, NY (0500-403.00-02.00-063.000 & 064.000)

- 8:00 P.M. (630-16) FREDDY RIVERA ORTIZ and MARGARITA CURCIO** - permission to leave second story addition (14.8' x 24.3') having side yard of 11.8 feet instead of required 14 feet, to leave above ground pool having side yard of 6.1 feet instead of required 14 feet and to leave pool deck having side yard of 9 feet instead of required 10 feet, Res. A District, north side of Meadowbrook Drive (#34), 401.92 feet northwest of First Place, Brentwood, NY (0500-138.00-02.00-017.000)
- 8:00 P.M. (631-16) JOSE ACOSTA and ELINA BONIFACIO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Chapel Hill Drive (#21), 237.85 feet east of Gull Lane, Brentwood, NY (0500-073.00-04.00-021.000)
- 8:00 P.M. (632-16) HONDA BAY, LLC** - permission to install hot tub (over 49 sq. feet) on lot having area of 8,570 sq. feet instead of required 12,000 sq. feet and to leave shed having second front yard of 35 feet instead of required 53.43 feet, Res. BAA District, southeast corner of Bay View Walk (#32) and Crescent Avenue, Seaview, NY (0500-497.00-01.00-077.003)
- 8:30 P.M. (633-16) LUZ CASTANEDA and ANGELA CASTANEDA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, southwest corner of Maddox Avenue (#98) and Roosevelt Avenue, Islip, NY (0500-344.00-01.00-085.002)
- 8:30 P.M. (634-16) JULIE YUSUF and THOMAS SOUTHARD** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of Bellmore Street (#516), 123.08 feet east of Udall Road, West Islip, NY (0500-337.00-02.00-002.000)
- 8:30 P.M. (635-16) JESUS and IVETTE BABILONIA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, north side of Prospect Place (#193), 85 feet west of Manatuck Boulevard, Bay Shore, NY (0500-181.00-01.00-018.000)
- 8:30 P.M. (636-16) MARYANN and MICHAEL CALDWELL** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, southwest corner of Woodbury Road (#126) and Joyce Drive, Hauppauge, NY (0500-040.00-01.00-085.000)
- 8:30 P.M. (637-16) ANA and LOUIS CUCCINIELLO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Carleton Avenue (#7), 200.24 feet north of Rodney Avenue, Islip Terrace, NY (0500-251.00-02.00-002.000)